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LAS VEGAS DEVELOPMENT GROUP, LLC
7

8 UNITED STATES DISTRICT COURT
9 DISTRICT OF NEVADA
10

11 ***

12 BANK OF AMERICA, N.A.,)

13 Plaintiff,)

14 vs.)

15 FOOTHILLS AT SOUTHERN HIGHLANDS)

HOMEOWNERS ASSOCIATION; LAS)

16 VEGAS DEVELOPMENT GROUP, LLC;)

ABSOLUTE COLLECTION SERVICES, LLC,)

17 Defendants.)
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Case No. 2:16-cv-00402-RFB-DJA

STIPULATION TO SUBSTITUTE PARTIES

19 COMES NOW Defendants, LAS VEGAS DEVELOPMENT GROUP, LLC (“*LVDG*”);
20 ABSOLUTE COLLECTION SERVICES, LLC (“*ACS*”); and FOOTHILLS AT SOUTHERN
21 HIGHLANDS (“*HOA*”); Plaintiff, BANK OF AMERICA, N.A. (“*BANA*”); and proposed
22 Defendant, AIRMOTIVE INVESTMENTS, LLC (“*Airmotive*”), by and through their
23 undersigned counsel, and hereby stipulate and agree as follows:

- 24 1. On February 26, 2016, BANA filed this action seeking various relief related to a
25 deed of trust recorded against real property commonly known as 10691 San
26 Palatina Street, Las Vegas, Nevada 89141 (“*the “Property”*”) and a homeowners
27 association lien foreclosure sale related thereto which was conducted by ACS on
28

behalf of HOA.

2. HOA presented the prevailing bid at the HOA's foreclosure sale and thereby acquired title to the Property before subsequently selling it to LVDG.
3. At the time the Plaintiff filed this action, LVDG was the record title holder of the Property.
4. LVDG subsequently transferred and conveyed its interest in the Property to Airmotive on or about December 16, 2016, by way of a Grant Deed recorded in the office of the Clark County Recorder on January 5, 2017, as Instrument No. 20170105:02765.
5. Airmotive is currently the record title holder of the Property.
6. LVDG no longer claims any right, title or interest in the Property.

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1 7. Airmotive shall be substituted as a defendant in this action as the real party in
2 interest in the place and stead of LVDG. LVDG shall be dismissed from this
3 action without prejudice. All claims and defenses asserted by and against LVDG
4 in this action shall be deemed to equally apply to Airmotive and the case caption
5 shall be appropriately amended.

6 Dated this 28th day of August, 2019.

7 ROGER P. CROTEAU &
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AKERMAN, LLP

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15 ABSOLUTE COLLECTION
16 SERVICES, LLC

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23 IT IS SO ORDERED.

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25 By: 
26 RICHARD F. BOULWARE, II
United States District Judge

27 Dated: September 5, 2019
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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of August, 2019, I served via the United States District Court CM/ECF electronic filing system, the foregoing **STIPULATION TO SUBSTITUTE PARTIES** to the following parties:

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